

3723 S GRANBY Way
Aurora, 80014

M811911-CA
List:\$64,900



SqFt & Living Space

Upper SqFt:	648	Kitchen:		Basement:	Full
Main SqFt:	648	Dining Rm:		Bsmt % Fin:	Partially (25.00 %)
Lower SqFt:		Living Rm:		Date Measured:	
SqFt:	1,296	Mstr Bed:	U	Measured By:	County Records
Bsmt SqFt:	648	Family Rm:			
Total SqFt:	1,944	Study/Den:		Walk Score:	62
Fin SqFt:	1,944	Laundry Loc:	M		
Upper Beds:	3	Upper Baths:	1 F		
Main Beds:		Main Baths:	1 F		
Lower Beds:		Lower Baths:			
Bsmt Beds:		Bsmt Baths:			
Bedrooms:	3	Bathrooms:	2		

Car Storage: Carport,Attached
Car Spaces: 1

Fireplace Loc: Living Room
of Fireplaces: 1

Structural & Land Features

Type:	Townhouse	Year Built:	1975
Style:	Two Story	Level:	
Architecture:	Traditional	Unit On End:	
Construction:	Stucco/Brick		
Builder:			
Model:			
Roofing:	Composition Shingles		
Subfloor:			

Property Features

Description: Air Condition-Central,Cable Available,Cul-De-Sac,Double Pane Windows,Disposal,Dishwasher,Eating Space/Kitchen,Fence,Fix-Up,Lender Owned,Pool Community,Patio,Quick Possession,Washer,Wall to Wall Carpet

Public Remarks: A LITTLE WORK TO THIS LARGE TOWNHOME WILL MAKE IT SHINE! YOU CAN RELAX ON THE FRONT OR BACK PATIO! THE FRONT FACES A PLAYGROUND! IT HAS NICE AMENITIES IN THE COMMUNITY! YOU CAN'T GO WRONG WITH CENTRAL A/C & A BASEMENT TO FINISH HOWEVER YOU LIKE!

Broker Remarks:ALL OFFERS MUST BE SUBMITTED WITH ADDENDA-CALL LISTOR-FICO SCORES/ PROOF OF FUND



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Location Information

County: Arapahoe	N/S Dir/Num: South 3723	Map/Section: 348 C
PIN: 207306112057	E/W Dir/Num: East 15300	Faces:
Area: AUS Aurora South	Unincorporated:	Taxes: \$901
Sub Area: THE TIMBERS 2ND FLG		
Name: THE TIMBERS		
Directions: PARKER RD TO HAMPDEN/EAST ON HAMPDEN TO S. HAMPDEN CIR AND GO SOUTH/ TURN SOUTH ON GRANBY TO PROPERTY ON YOUR RIGHT-IN A CUL-DE-SAC		

Utilities

Heat: Forced Air, Gas	Avg Utilities:	Wsh/Dry Hookup: Yes
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Community Information

HOA Name: MSI	School District:
HOA Phone: 303-420-4433	Elementary: Independence
HOA Quoted: \$244, Monthly	Junior High: Laredo
Multiple HOAs:	Senior High: Smoky Hill
HOA Includes: Clubhouse, Insurance, Community Pool, Snow Removal, External Building and Roof Maintenance, Trash Removal, Heat, Grounds Maintenance	

Contract Information

Terms: Conventional, FHA, VA, Cash	
Addl Terms:	Buy Agent: 3
Min Earnest: \$1,000	Trans Br: 3
Earnest Ck To: JONES HOMES, LLC	Buy Br Pd By:
Possession: DOD	Var Comm: No
Loan Bal 1:	Curr List Date: 9/15/2009
Previous Price: \$64,900	Orig List Date: 9/15/2009
Orig List Price: \$64,900	Current DOM: 0
Exclusive: Excl Right	Total DOM: 0
Exclusions: NONE	
Legal: LOT 57 BLK 1 THE TIMBERS 2ND FLG	

Broker Information

Name: Michelle Carr	Listing Office: JONES HOMES L.L.C.
Agent Ph: 720-221-7795	Office ID: 07391
Office Ph: 303-399-9930	Email: MC@MICHELLECARRREALTOR.COM
Fax: 303-380-1152	Website: WWW.MICHELLECARRREALTOR.COM
Showing Ph: 303-399-9930	

Sold Information

Sold Price:	Seller Type:	Loan Amount:
Contract Date:	Concession Amt:	Interest Rate:
Sold Date:	Concession Type:	
Sold Term:	Seller DP Assist:	
Selling Off ID:	Selling Office:	
Selling Br ID:	Selling Broker:	



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09-15-2009